

**NOTICE OF PROPOSED AMENDMENTS TO THE LOUDOUN  
COUNTY ZONING ORDINANCE REGULATIONS, ZONING MAP,  
COMPREHENSIVE PLAN AND LAND SUBDIVISION AND  
DEVELOPMENT ORDINANCE FOR THE RURAL POLICY AREA**

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing to receive comment on the proposed amendments at the following dates, times and places:

February 9, 2006 at 6:00 p.m.  
Loudoun County High School  
415 Dry Mill Road, S.W.  
Leesburg, Virginia

February 11, 2006 at 9:00 a.m.  
Board of Supervisors Meeting Room  
County Government Center, 1<sup>st</sup> Floor  
One Harrison Street, S.E.  
Leesburg, Virginia

A copy of all the draft documents produced to date for the proposed amendments to the Loudoun County Zoning Ordinance (ZOAM 2005-0002), Zoning Map (ZMAP 2005-0042), Comprehensive Plan (CPAM 2005-0005), and Development Ordinance (DOAM 2005-0003) for the Rural Policy Area are posted at [www.loudoun.gov/rural/index.htm](http://www.loudoun.gov/rural/index.htm). The materials are also available for review at the front counters of the Loudoun County Department of Planning, County Government Center, 3<sup>rd</sup> floor, and the Loudoun County Department of Building and Development, County Government Center, 2<sup>nd</sup> and 3<sup>rd</sup> floors, 1 Harrison Street, SE, Leesburg, VA, between the hours of 9:00 a.m.- 4:30 p.m. Monday through Friday. Should you have any questions, please do not hesitate to contact the Department of Planning at (703) 777-0246 or the Department of Building and Development at (703) 737-8915.

# RURAL AMENDMENTS

January 14, 2006

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## Background

- ~ May 5, 12, June 1 Worksessions
- ~ June 21, 2005 Board directed ZORC and REDC to review issues
- ~ July 6, 11 Public Input Sessions
- ~ July 13 Committee of the Whole
- ~ July 20, 2005 Board adopts "Proposal #1 for Western Loudoun"
- ~ September 8, 2005 ZORC delivers recommendations to Board
- ~ Staff developed draft amendments
- ~ October 26 and November 7 Staff presented draft amendments to ZORC and REDC
- ~ November 17, 2005 Board adopted Intent to Amend the Comprehensive Plan, Zoning Ordinance, Zoning Map, Land Subdivision and Development Ordinance
- ~ December 1, 6, 7, 10, Board held worksessions
- ~ December 10 Board referred to Planning Commission for review, public hearing, and recommendation

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## MORE INFORMATION:

- ~ <http://inetdocs.loudoun.gov/bos/docs/specialmeetings/>

"Rural Policy Area Committee of the Whole" and  
"Rural Policy Public Input Sessions"

- ~ [www.loudoun.gov/rural](http://www.loudoun.gov/rural)

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### Key Elements of Proposed Amendments:

- z/ Lot Yield
- z/ "Spin-off Lots"
- z/ Cluster
- z/ Minimum lot size
- z/ Rural Economy Lot
- z/ Individual well and septic on lot
- z/ Open space
- z/ Permitted and Special Exception Uses

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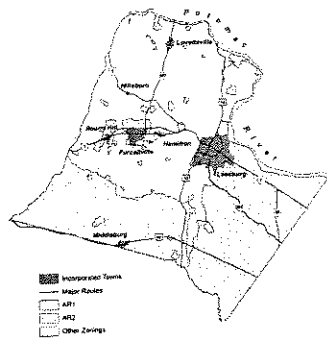
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### PROPOSED ZONING MAP




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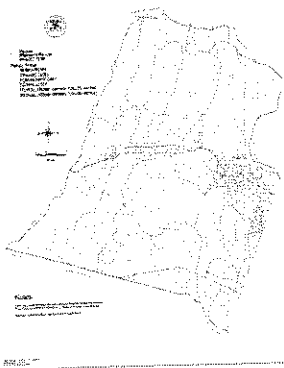
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### Rural Policy Area




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**Proposed Amendments  
to the Rural Policies of the  
Comprehensive Plan**

20 Revised General Plan

- Residential Densities
- Rural Residential Rezoning Option
- Community Design

20 Revised Countywide Transportation Plan

- Pave-in-Place
- Rustic Roads

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**Proposed Amendments to the  
Land Subdivision Development  
Ordinance (LSDO) and Facilities  
Standards Manual (FSM)**

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**LSDO**

- 20 Authority is derived from Code of Virginia
- 20 Establishes subdivision and site plan standards
- 20 Establishes subdivision procedures
- 20 Contains certain development standards

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## FSM

- County engineering document
- Establishes design and construction standards
- Establishes plat and plan requirements

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## LSDO Amendments

### 1241.05 Definitions

- Division (Base Density Option)
- Principal and Subordinate Lot (Principal/Subordinate Option)
- Originating Tract (Principal/Subordinate Option)

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## LSDO Amendments

### 1241.06 Lot Creation in the AR-1 and AR-2 Zoning Districts

- Division
- Principal/Subordinate Option
- Cluster Option

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### **LSDO Amendments**

1245.02 Private Access Easement Roads

- Divisions (up to 7 lots)
- Subdivisions up to 25 lots (AR and RR Districts)

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### **FSM Amendments**

4.330 Private Roadway Standards

- Exempts Division lots from bonding

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### **FSM Amendments**

8.102 Preliminary Plat of Subdivision

- Requires specific plat notes

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## FSM Amendments

### 8.103 Plats for Subdivision

- Requires specific plat notes
- Requires additional final documents

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## FSM Amendments

### 8.103.8 AR-1 and AR-2 Division Plats

- Completely new section
- Establishes plat requirements
- Establishes documents to accompany plats

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## Proposed Amendments to Zoning Ordinance:

- Lot Yield and Development Options
  - Base Density Division (20/40 acre lot yield)
  - Principal/Subordinate Subdivision Option (10/20 acre lot yield)
  - Cluster Option (10/20 acre lot yield)
- Rezoning Option (7.5/15 acre lot yield)

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## AR-1 and AR-2 Development Options

### • *Base Density Division*

- Simple subdivision process
- Minimum lot size 20/40 acres
- Up to 7 lots on private access easement

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## AR-1 and AR-2 Development Options (cont'd)

### • *Principal/Subordinate Subdivision Option*

- Lot Yield 1 lot per 10/20 acres
- Minimum lot size 2 acres
- Minimum of one Rural Economy Lot (15/25 acres)
- Ability to spin-off lot(s) at any time
- Principal lot is established from which all other subdivisions must occur
- Subordinate lot may not be further subdivided.
- Well and septic must be located on the lot.

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## AR-1 and AR-2 Development Options (cont'd)

### • *Cluster Option*

- Lot Yield 1 lot per 10/20 acres
- Minimum lot size 1 acre, Maximum lot size 4 acres
- Minimum of one Rural Economy Lot (15/25 acres)
- 70% of drain fields may be located within common open space
- Communal water and sewer systems permitted within common open space
- 70%/85% of subdivision to be located within Rural Economy Lots and Open Space

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### Rezoning Option

- Rural Residential 1 and 2
- Lot Yield one lot per 7.5/15 acres
- Clustering required
- Minimum lot size of 40,000 sq. ft.
- Maximum lot size 4 acres
- Minimum of one Rural Economy Lot (15/25 acres)

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### USE CHANGES

- Addition of "Country Club" as a special exception use in AR-1 and AR-2
- Yard Waste Management and/or compost facility broken into two uses: Vegetative Waste Management facility (minor special exception) and Yard Waste Composting Facility (special exception use)
- Removal of requirement for Additional Regulations for Stables and Equestrian Facilities

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### Section 5-500 Temporary Uses/Zoning Permits

- (A) Construction Related Temporary Uses
  - (1) Construction and Sales Trailers
  - (2) Temporary Dwelling unit in conjunction with construction of a dwelling
  - (3) Sales and leasing.
  - (4) Model Homes
- (B) Temporary Sales
- (C) Temporary Special Events

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### Section 5-600 Additional Regulations for Specific Uses

- Removal of references to conservation design, Limestone Overlay District and the River and Stream Corridor Overlay District
- Inclusion of references to RR-1 and RR-2 within regulations if such use permitted in those districts.

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### Section 5-600 ZORC RECOMMENDATIONS

- Increase maximum FAR for some uses
- Increase percentage of elements of some uses
- Reduce acreage requirement for public safety uses and public utilities.
- Reduce required yards (churches)
- Road standards
- Increase number of campers permitted for camps
- Expand Banquet Facility use to include Events and to host up to 350 persons with a minor special exception.
- Adjust requirements for accessory dwelling units, tenant houses, guest house.
- Redefine Rural Corporate Agricultural Retreat to remove requirement for nexus to agriculture.
- Measure noise levels from an adjacent residential structure rather than the property line.

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### Article 8, Definitions

- Cluster Development (AR and RR districts only)
- Country Club
- Originating Tract
- Principal Lot
- Principal/Subordinate Subdivision Option
- Rural Cluster Lot
- Rural Economy Lot
- Rural Residential Lot
- Sewage disposal system, individual
- Subordinate Lot
- Water supply system, individual
- Amend definitions of Sewer, Public and Water, Public to allow qualified public utilities other than the Loudoun County Sanitation Authority to operate water and sewer systems.

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## Removal of References to Conservation Design, RSCOD and LOD

- Delete the following sections in their entirety:
  - Section 4-1900 Limestone Conglomerate Overlay District (LOD)
  - Section 4-2000 River and Stream Corridor Overlay District (RSCOD)
  - Section 6-2000 Conservation Design
- Delete references to conservation design, LOD and RSCOD in:
  - JLMA-1, JLMA-2 and JLMA-3
  - TR-10, TR-3, TR-2 and TR-1
  - Section 5-700 Regulations for Optional Development Types
  - Section 5-1508 Performance Standards
  - Section 6-400 Administration of the Ordinance
- In all the cited locations, replace RSCOD and Section 4-2000 with Floodplain Overlay District (FOD) and Section 4-1500. As necessary, replace references to conservation design, LOD and RSCOD with the phrase "in compliance with any overlay district requirements".

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## Other References

- Signs (5-1200)
- Agricultural Rural (AR) District Cluster Standards (5-703)
- Tree Planting and Replacement (5-1300)
- Buffering and Screening (5-1400)
- Performance Standards (5-1500)
- Site Plan (6-701)
- Minor Rezoning Process (6-1216)

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## QUESTIONS

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### PROPOSED SCHEDULE

- 2nd Saturday, January 21<sup>st</sup>, 9:00 til noon  
Public Input Meeting
- 2nd Monday, January 23<sup>rd</sup>, 4 - 5:30  
Work Session
- 2nd Monday, February 6<sup>th</sup>, 6 PM  
Work Session
- 2nd Thursday, February 9<sup>th</sup>, 6 PM  
Work Session
- 2nd Saturday, February 11<sup>th</sup> 9AM (ending no later than noon)  
Public Hearing
- 2nd Monday, February 13<sup>th</sup> 6:00  
Work Session
- 2nd Monday, February 27<sup>th</sup> 4-5:30  
Work Session
- 2nd Monday, March 6<sup>th</sup> 6:00  
Work Session

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### DECISION POINTS

- (1) Agree on Schedule.
- (2) Decide upon a process:
  - (a) Appoint subcommittee to review text OR
  - (b) Have each member review the amendments and submit issues to staff to assemble for the Committee of the Whole. Discussion would be by exception (that is, if no one has an issue with a particular text amendment it is assumed to be fine).

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**Planning Commission Mobile Tour of the Rural Policy Area  
Saturday, January 21, 2005**

**Leave at the conclusion of Public Input Meeting from County Government Center** for an approximately 2 hour tour of a portion of the northern tier of the Rural Policy Area. (Lunch will be provided in the van during the tour.)

Drive north on James Monroe Highway (U.S. Route 15), turn right on Whites Ferry Road (Route 655) to **Big Spring Hamlet** (A-3 Hamlet).

Return to James Monroe Highway (U.S. Route 15), turn right and proceed north, turn right on Spinks Ferry Road (Route 657) to **Lee's Crossing** (A-3 and A-10 subdivision)

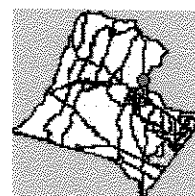
Return to James Monroe Highway (U.S. Route 15), turn left and proceed south to **Plains of Raspberry** (A-3 Hamlet).

Return to James Monroe Highway (U.S. Route 15), turn right and proceed south around Leesburg Bypass and continue west on Harry Byrd Highway (Route 7) to **Beacon Hill** (A-3 Hamlet)

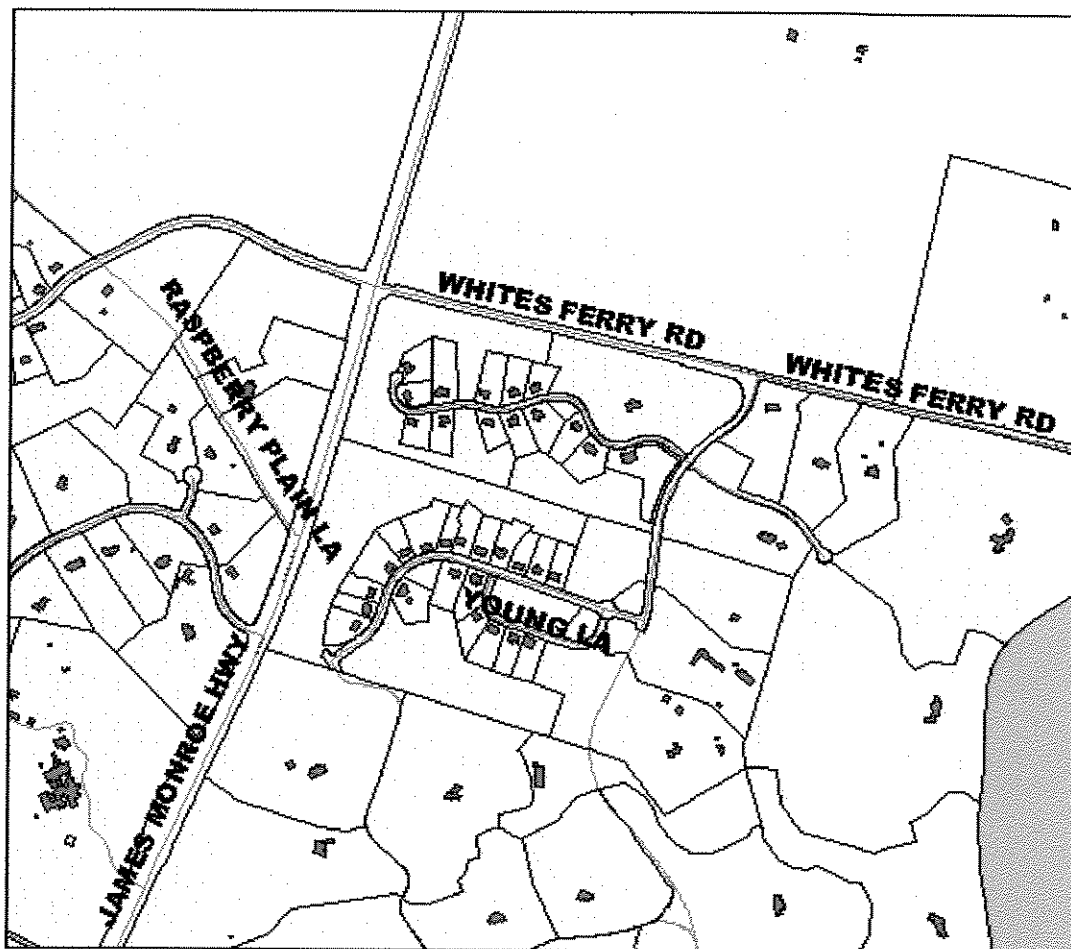
Exit Beacon Hill onto Charlestown Pike (Route 9), turn left and proceed east to Harry Byrd Highway (Route 7), proceed east to **Shenstone** (A-3 Subdivision)

**Return to County Government Center**, proceed east on Harry Byrd Highway (Route 7) to Leesburg.

# Loudoun County Mapping System



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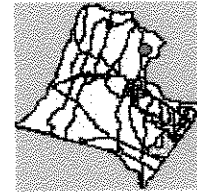
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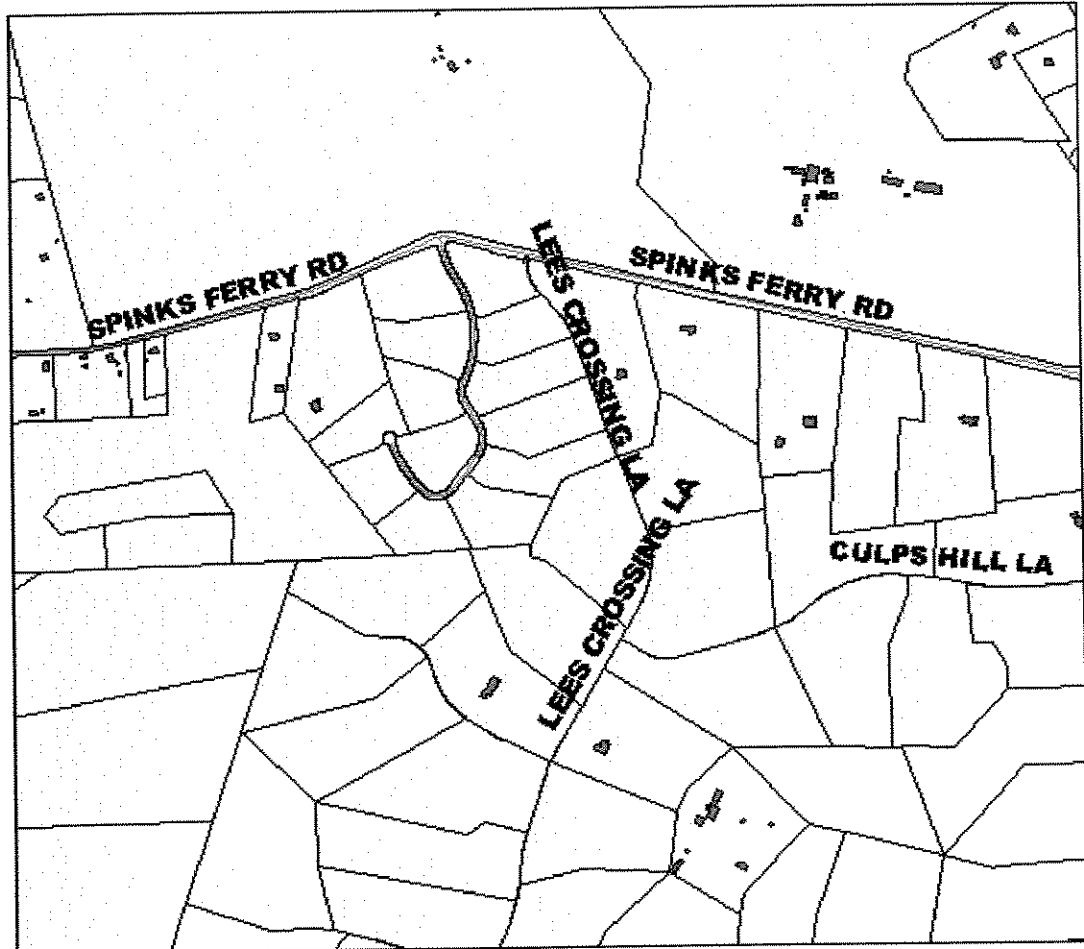
Big Spring Hamlet

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Loudoun County Mapping System



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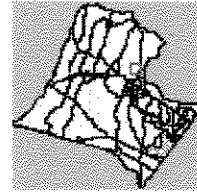
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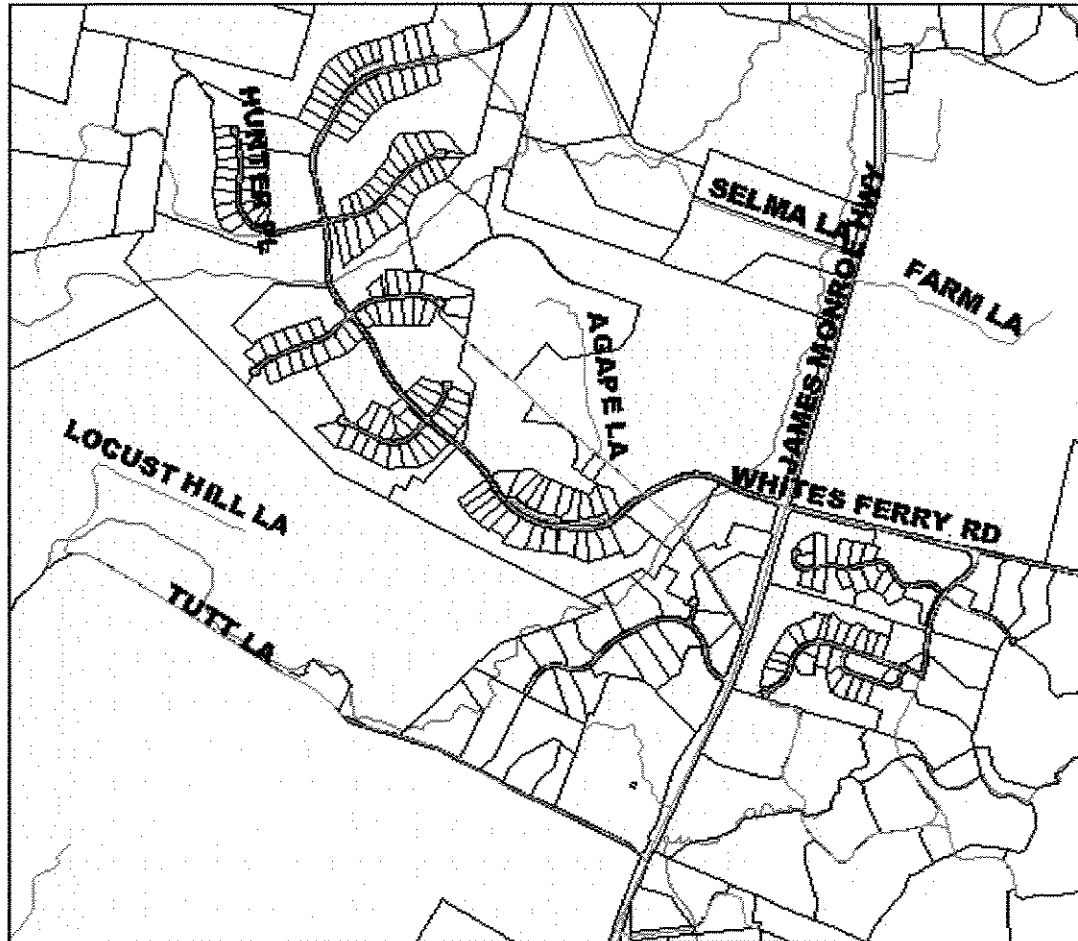
Lee's Crossing

15/18

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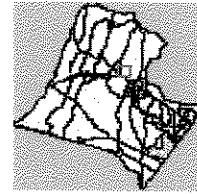
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Plains of Raspberry

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## Loudoun County Mapping System



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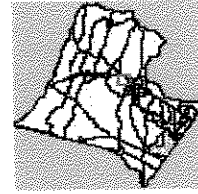
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Beacon Hill

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Loudoun County Mapping System



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Shenstone

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